



Not To Scale

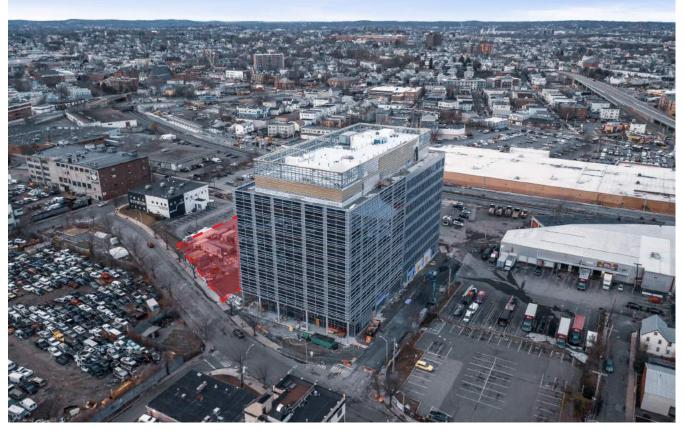


Figure 1.1 Civic Space Neighborhood Context





Figure 1.2 Civic Space Existing Conditions Plan



Northwest View From South Street

Northeast View From South Street



Southeast View From Existing Parking Lot



Southwest View From Existing Parking Lot







Figure 1.4
Civic Space
Illustrative Site Plan

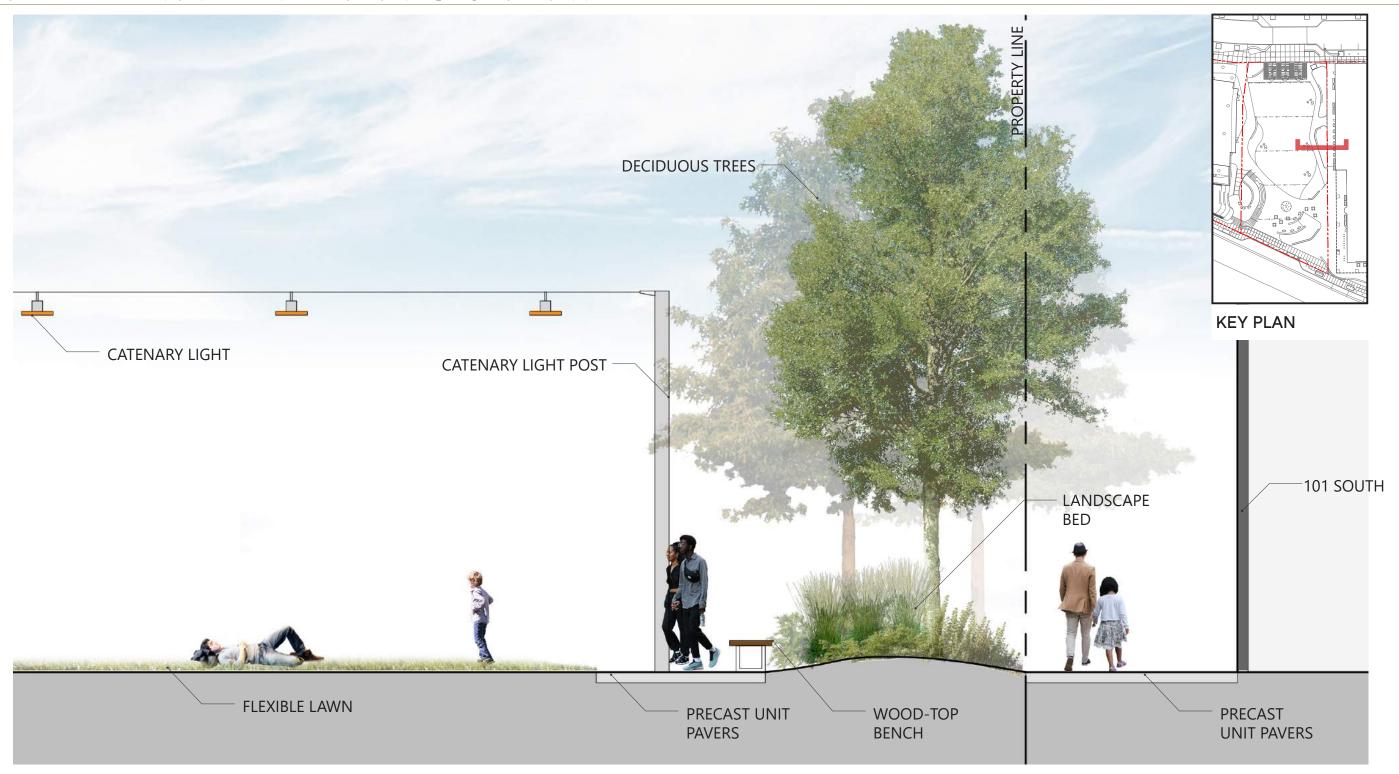




Figure 1.5a
Civic Space
Landscape Section

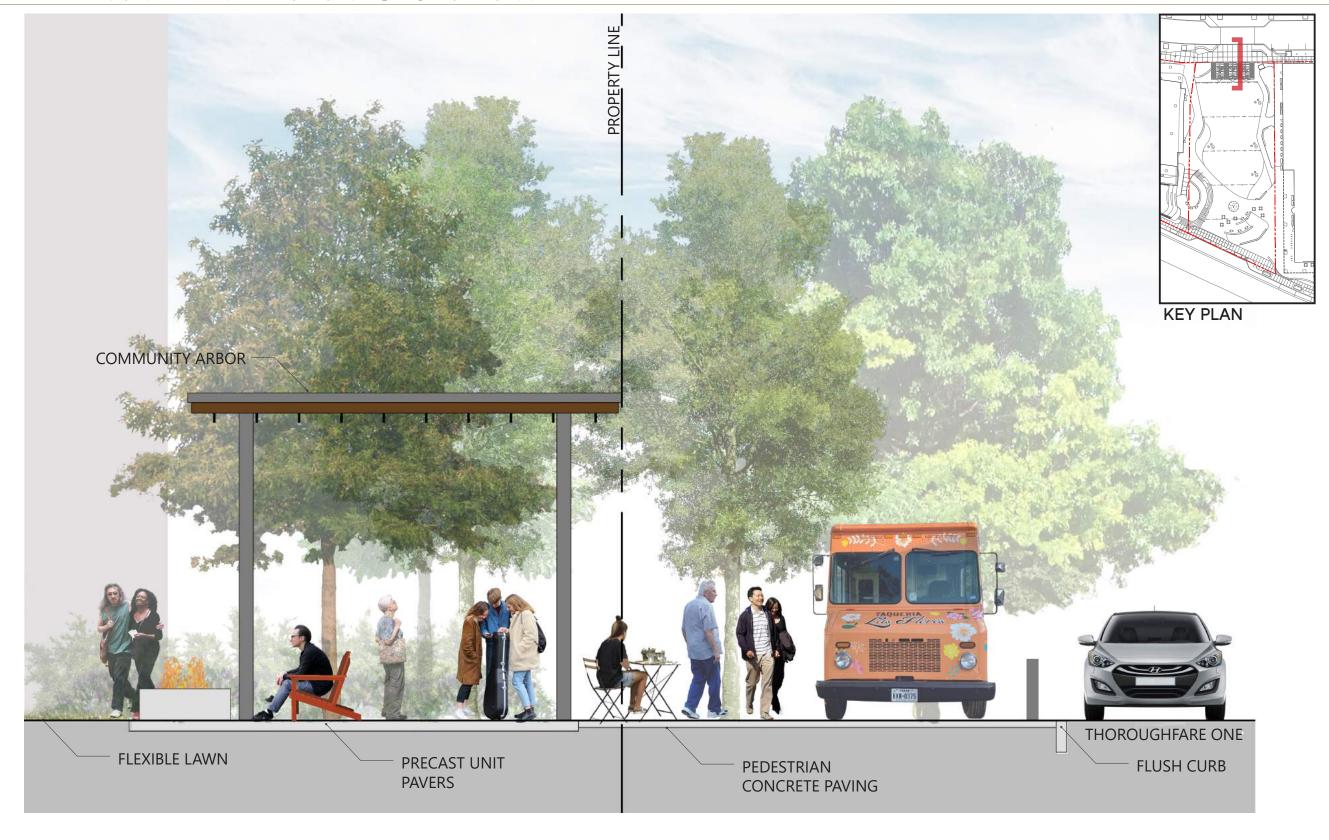




Figure 1.5b
Civic Space
Landscape Section

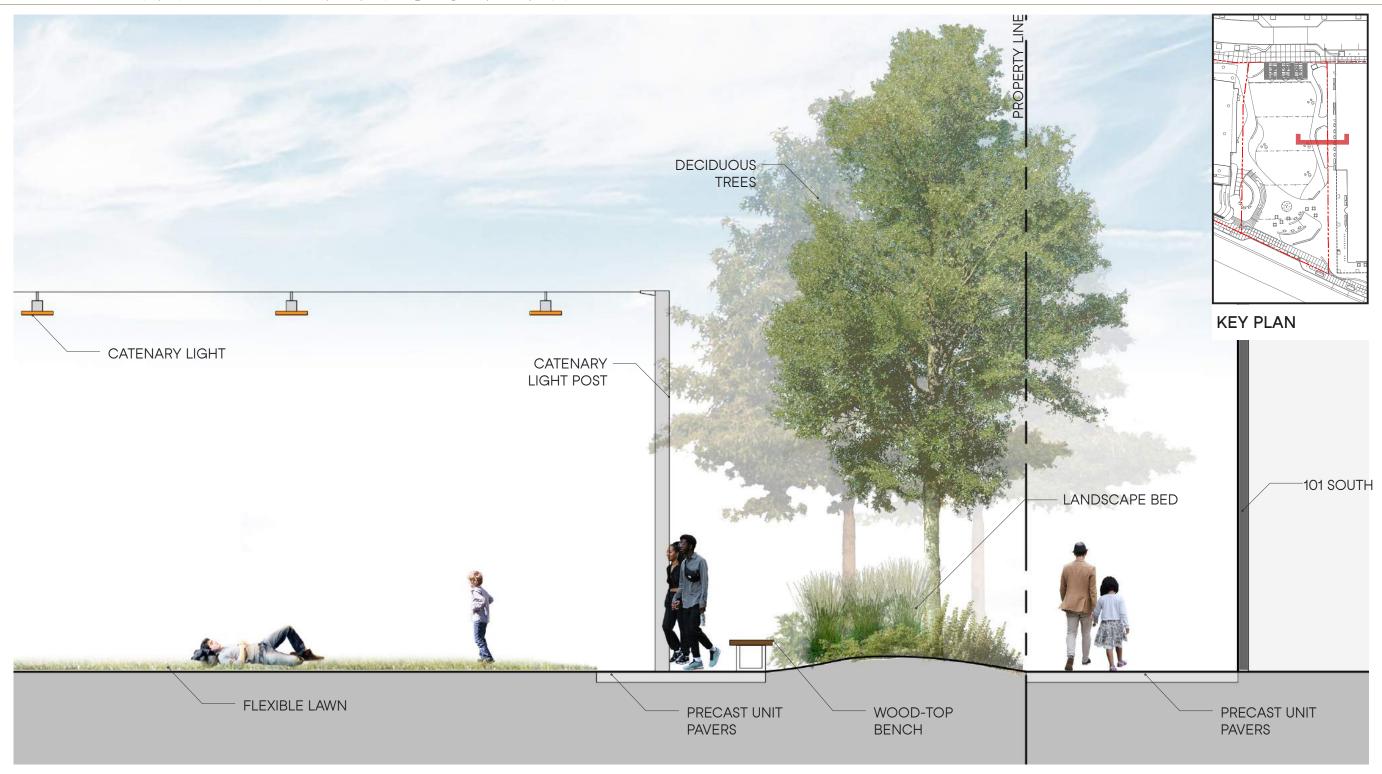




Figure 1.5c Civic Space Landscape Section

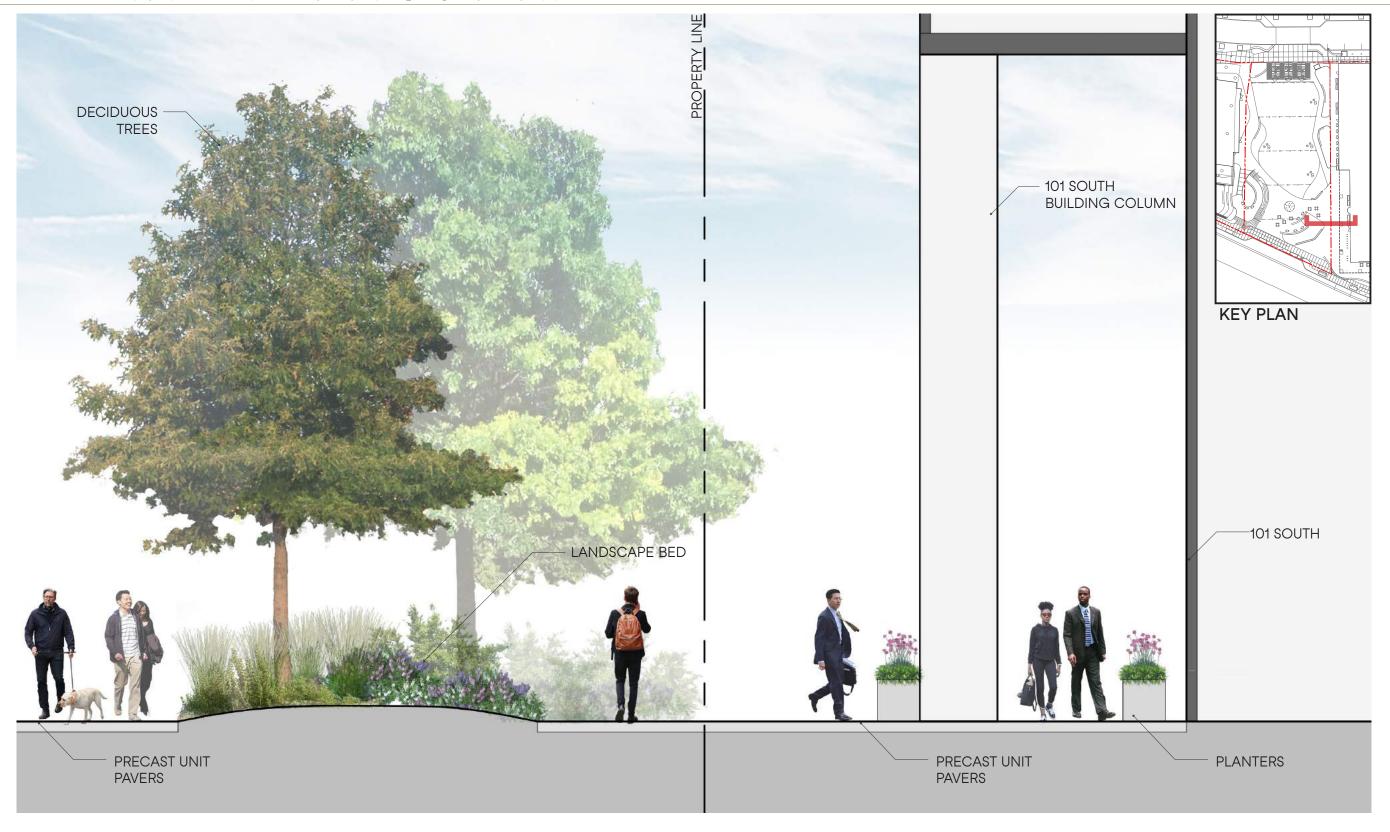




Figure 1.5d Civic Space Landscape Section

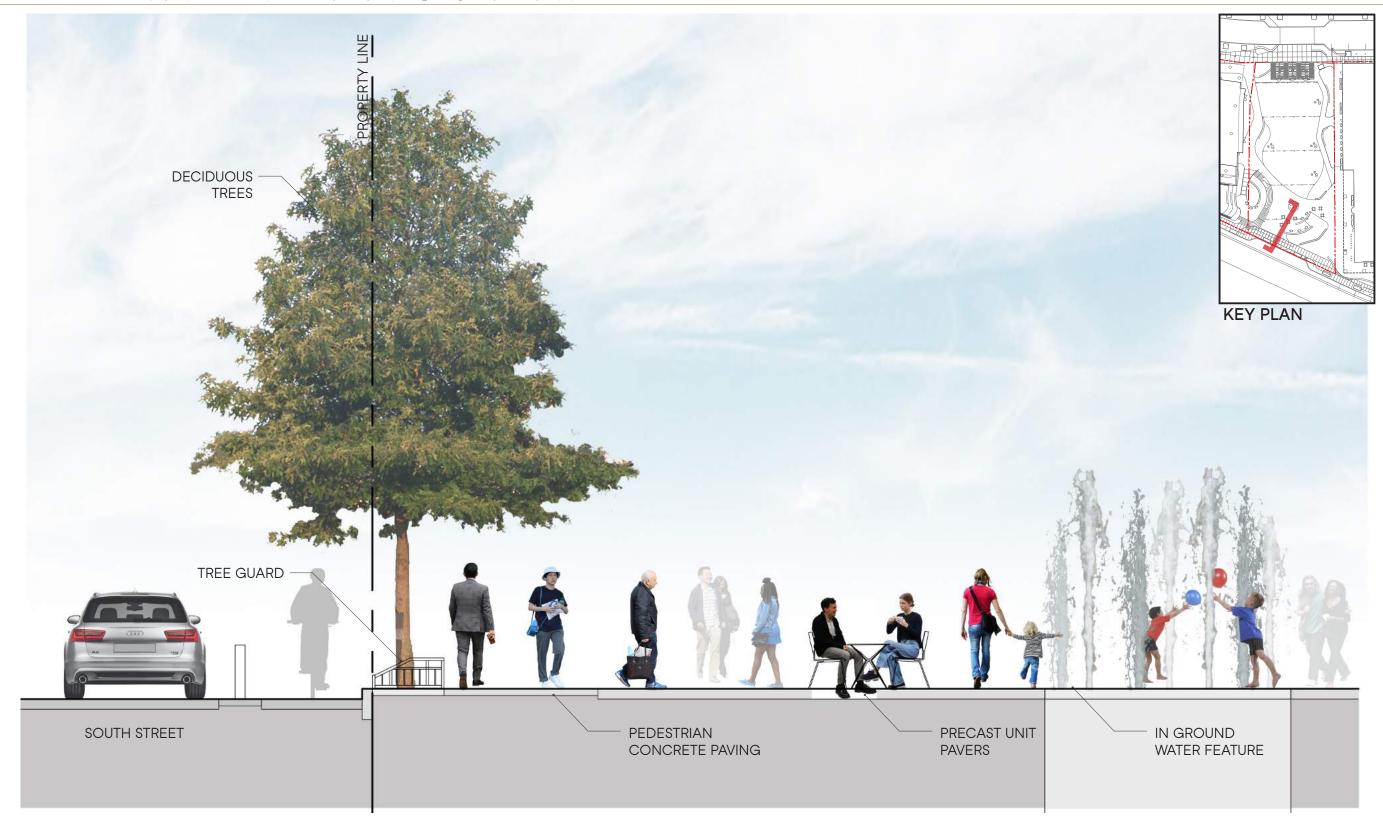




Figure 1.5e Civic Space Landscape Section



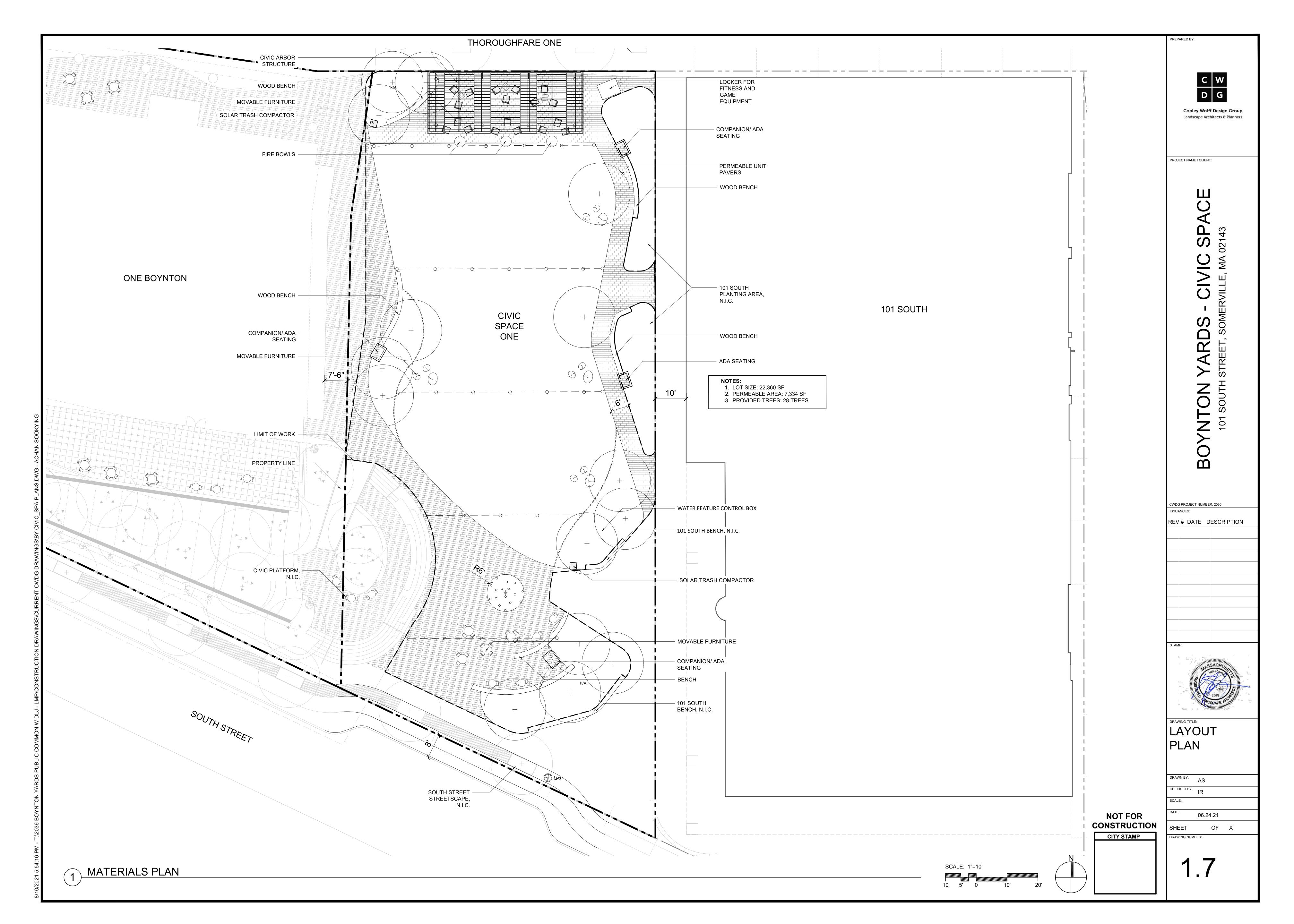


Figure 1.5f
Civic Space
Landscape Section





Figure 1.6
Civic Space
Landscape Perspective





ZONING COMPLIANCE SUMMARY

Civic Space 1 will be a Neighborhood Park per the design guidelines outlined in the Somerville Zoning Ordinance Chapter 13, Public Realm. The Civic Space is a 22,360 SF open space bounded by Building 1 to the east, Building 2 to the west, Archibald Query Way to the north and South Street to the south.

The Civic Space will be fully accessible complying with the Americans with Disabilities Act (ADA) and the rules and regulation of the Massachusetts Architectural Access Board (521 CMR). The civic space will be physically accessible to the public at all times, however, the City may designate specific hours of closure such as between dusk and dawn. Entrances into the park will be physically and visually accessible with primary points of entry on the north and south sides via the thoroughfares of Archibald Query Way and South Street, respectively.

Landscaping with the Civic Space shall comply with applicable requirements of Section 10. Development Standards for Landscaping, of the Zoning Ordinance. Species selection will be primarily native species as defined in the City's recently adopted Native Plant Ordinance. Additionally, trees will be planted in at-grade planting beds with at least 1,000 CF of planting soil provided per each tree, allowing for up to 25% of overlapping shared soil volume for adjacent trees. Trees planted in pavement areas will utilize soil cell systems in tree pits that are a minimum of 36 SF open soil area.

Specific to Neighborhood Park requirements, the Civic Space provides 11,889 SF (53%) landscape area and 19,223 SF (86%) pervious area through a combination of vegetated surface and pervious hardscapes. The number of large trees proposed in the Civic Space is 28. There are no minimum requirements for seating or tables defined for a Neighborhood Park. However, there will be ample public seating provided in the form of both fixed benches and movable tables.

The Civic Space will provide varied spaces that includes a central passive open lawn with active programming elements on the north and south sides adjacent to the thoroughfare sidewalks with permeable edges of shade trees, plantings and seating on the east and west sides to integrate with the active first floor uses of the adjacent buildings.

On the north side, a civic scale shade structure is proposed with a combination of moveable and fixed public seating below it. Public fire tables are proposed as activating elements. The park's northern hardscape will be a flexible plaza that can support a range of pop-up activities.

On the south side, an interactive water fountain set amid a series of public seating benches and a civic platform are proposed. The water fountain will serve as informal play element that will attract families and the civic platform will be a bleacher like structure offering a change in topography and doubling as an informal raised stage for small performances. The lawn space will accommodate a wide range of pop-up activities, such as movies on the lawn, public art exhibits, farmers markets, or informal lawn games.

CHAPTER 13 PUBLIC REALM

NEIGHBORHOOD PARK REQUIRED: 8,000 SF - 87,120 SF PROVIDED: 22,360 SF

LANDSCAPE AREA

REQUIRED: 50% SITE AREA (11,180 SF)

PROVIDED: 53% SITE AREA (11,889 SF)

PERVIOUS HARDSCAPE AREA PROVIDED: 7,334 SF

TOTAL PERVIOUS AREA (LANDSCAPE +

PERVIOUS HARDSCAPE)

REQUIRED: 85% SITE AREA (19,006 SF) PROVIDED: 86% SITE AREA (19,223 SF)



VEGETATION - LANDSCAPE: REQUIRED: 1/ 1,225 SF (18.25 TREES)

PROVIDED: 28 TREES



Figure 1.8
Civic Space
Zoning Compliance Diagram

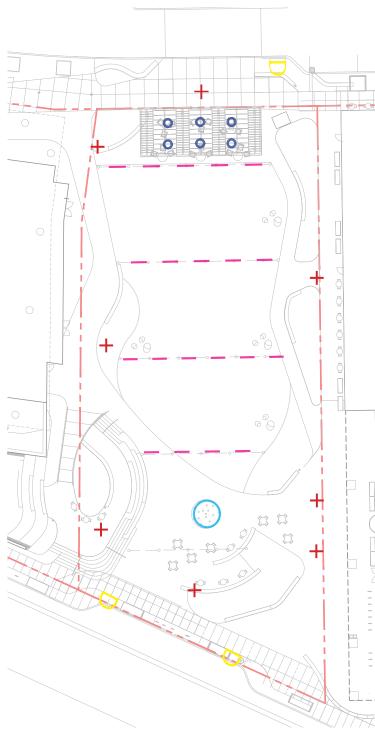
Boynton Yards Somerville, Massachusetts



Street Lights (Lantern by Lumec)



+ Post Top Light (Radean by Acuity)



KEY PLAN (REFER TO LIGHTING PHOTOMETRIC PLAN LT-1 FOR FIXTURE AND LAYOUT DETAILS)



Arbor Lights (Wall Luminaire by Bega)

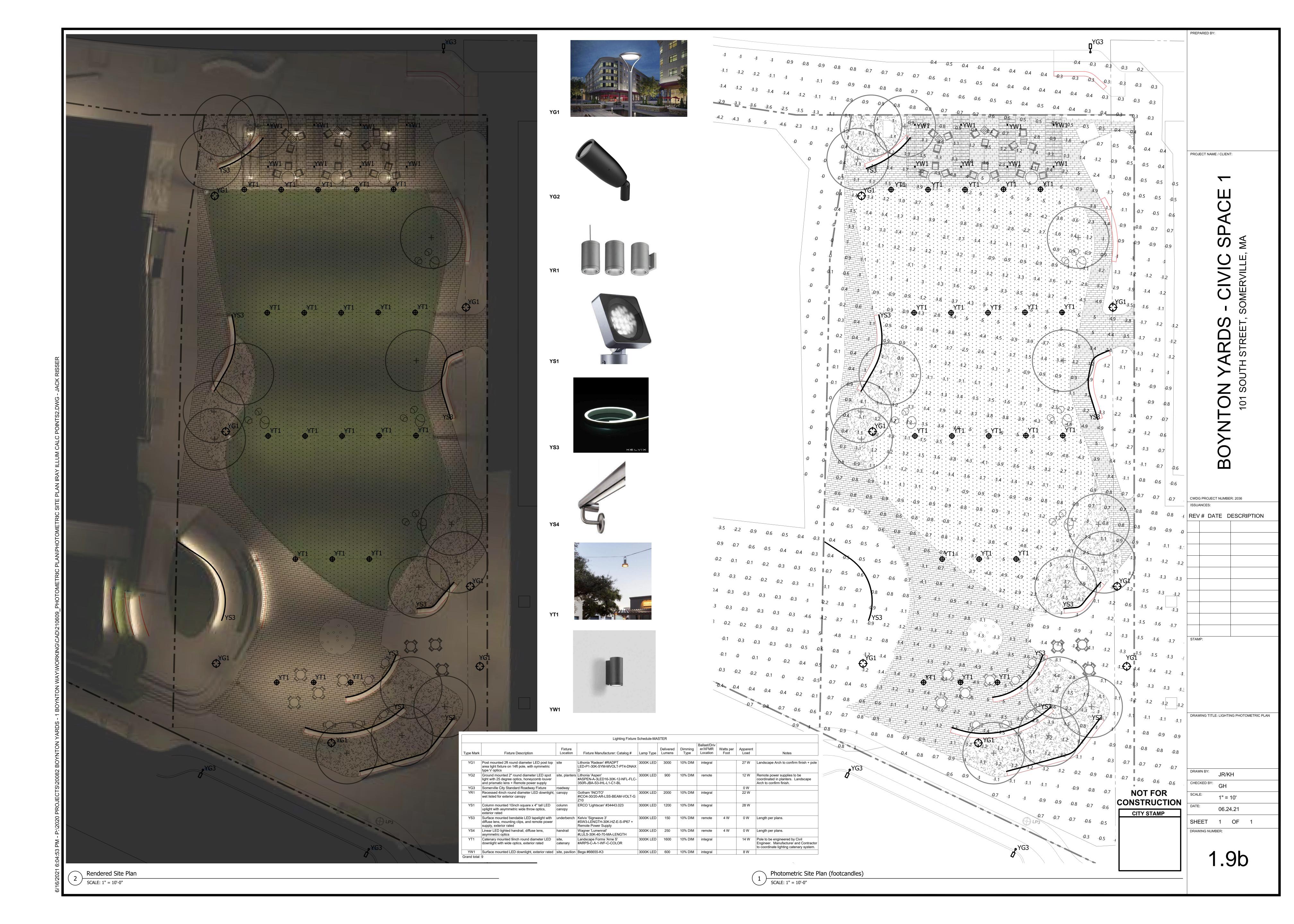


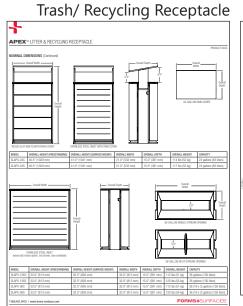
— Catenary Lights (Arne by LandscapeForms)



Fountain Lights







Wood Bench





Community Fire Pit Bol Corten Fire Bowl Manufactured by Paloform *(Source or Fuel to be coordinated with the city)







- Wood Bench Rough&Ready Crosswise Bench Manufactured by StreetLife



Permeable Unit Pavers Promenade Plank Pavers (Winter Marvel, French Gray, Grenata White) Manufactured by Unilock



Community Arbor

Custom Design

Copley Wolff Design Group Landscape Architects & Planners

Key Plan

Figure 1.10

Civic Space Site Furnishings Selection Plan

Boynton Yards Somerville, Massachusetts



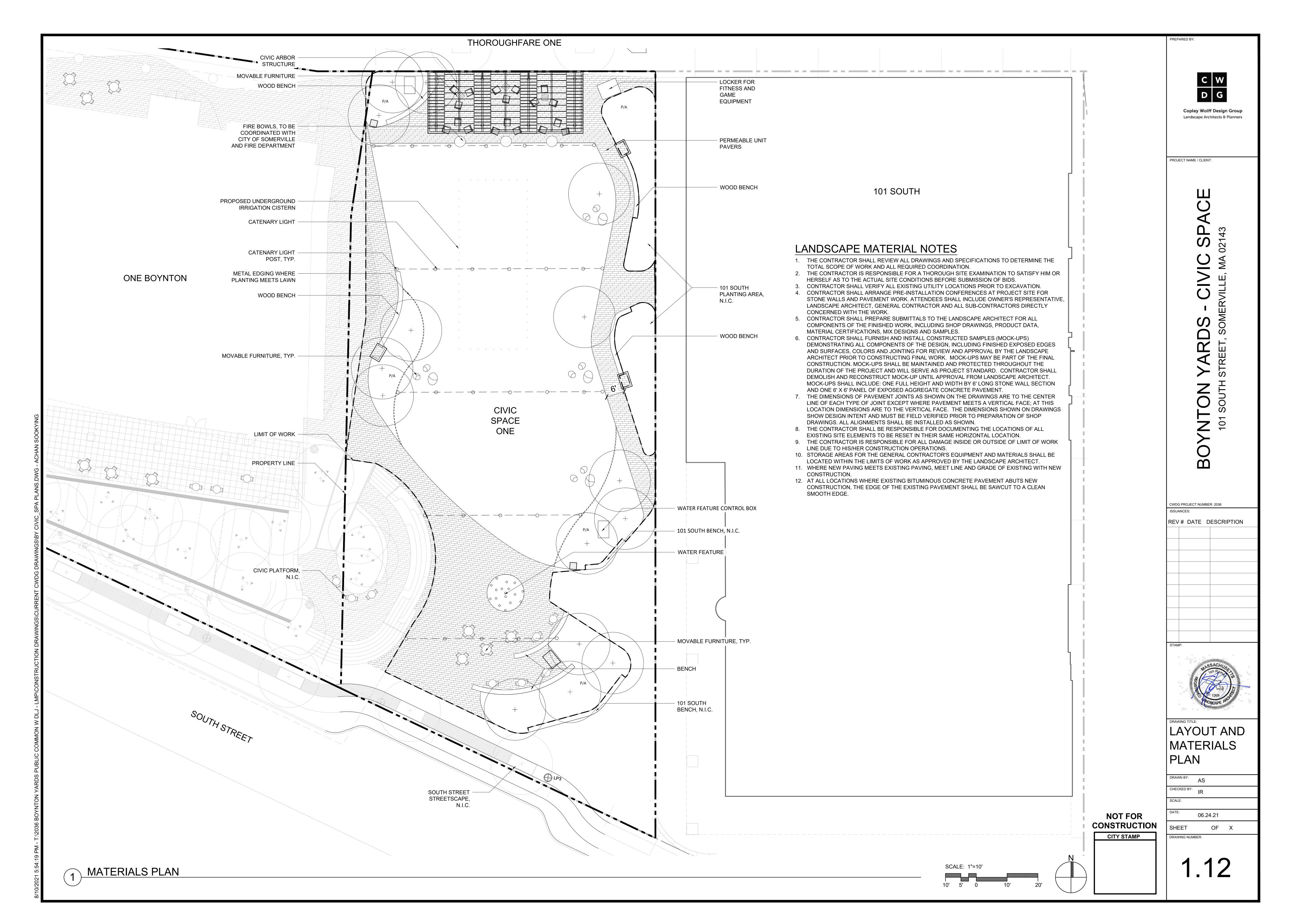


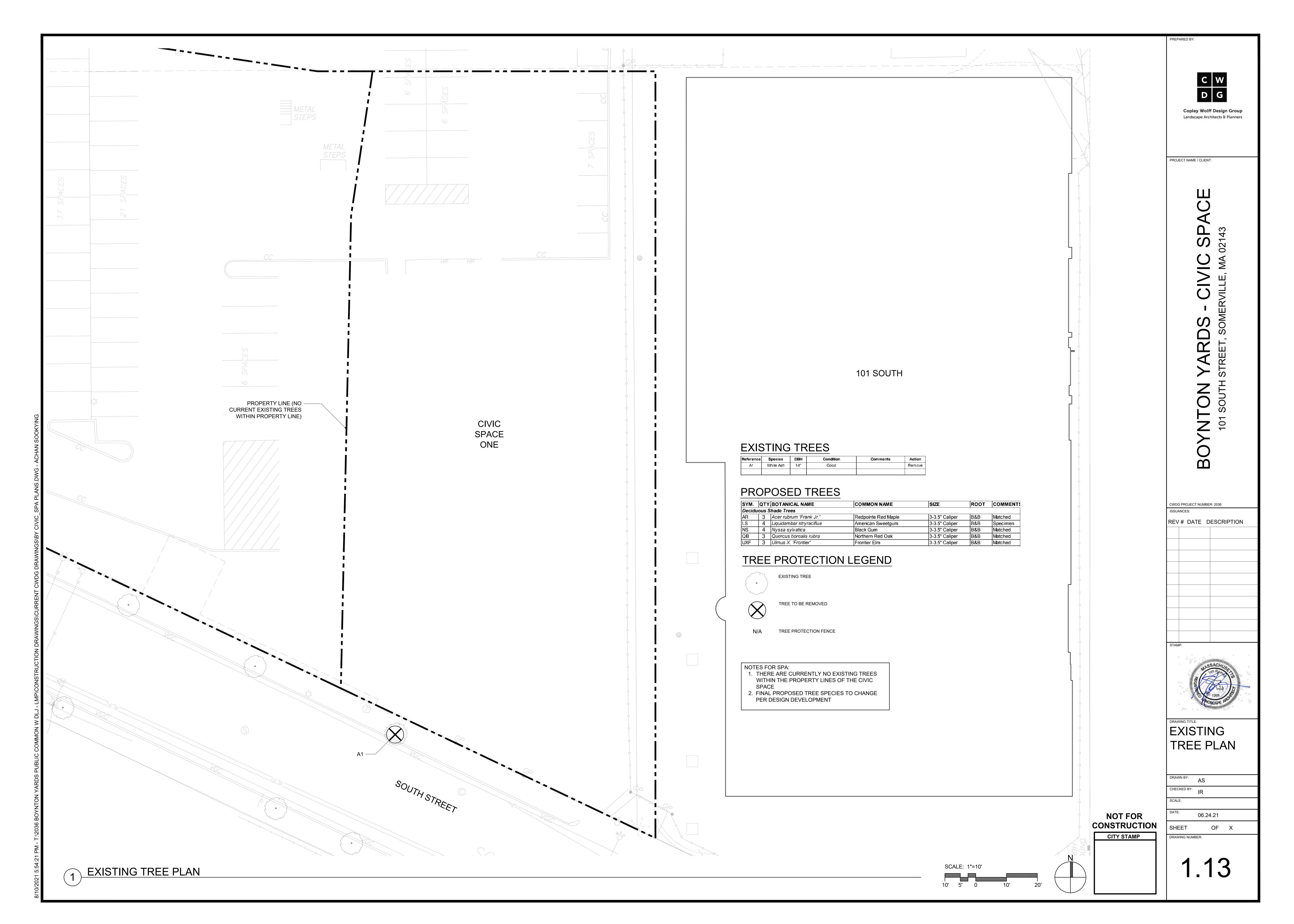


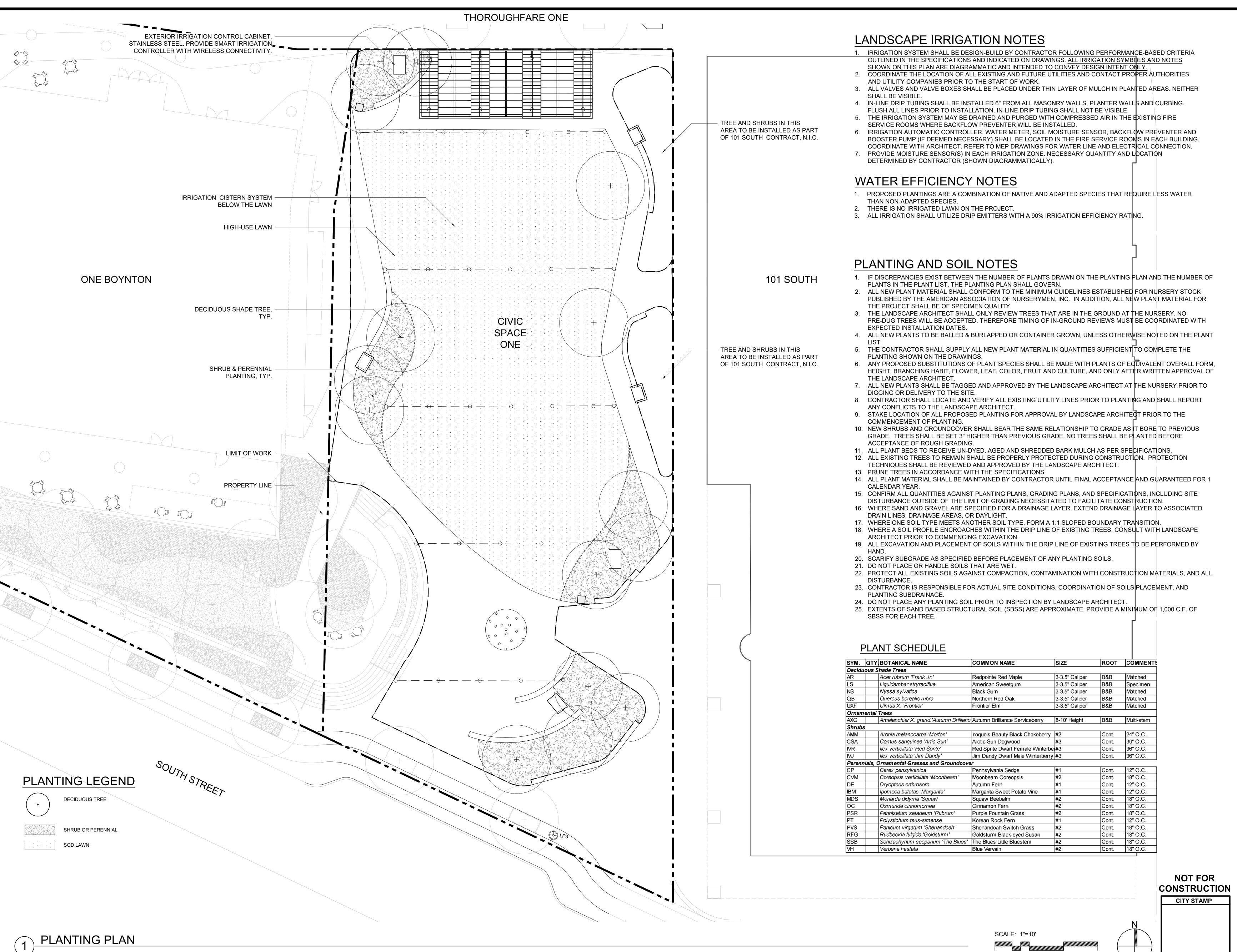


Spray Water Feature Custom Design









PREPARED BY:

C W

Copley Wolff Design Group
Landscape Architects & Planners

PROJECT NAME / CLIENT:

ON YARDS - CIVIC SPACE

CWDG PROJECT NUMBER: 2036

REV # DATE DESCRIPTION

ISSUANCES:

ASSACHUS an Ramana de la companya de

PLANTING
PLAN

DRAWN BY:

AS

CHECKED BY:

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SCALE:

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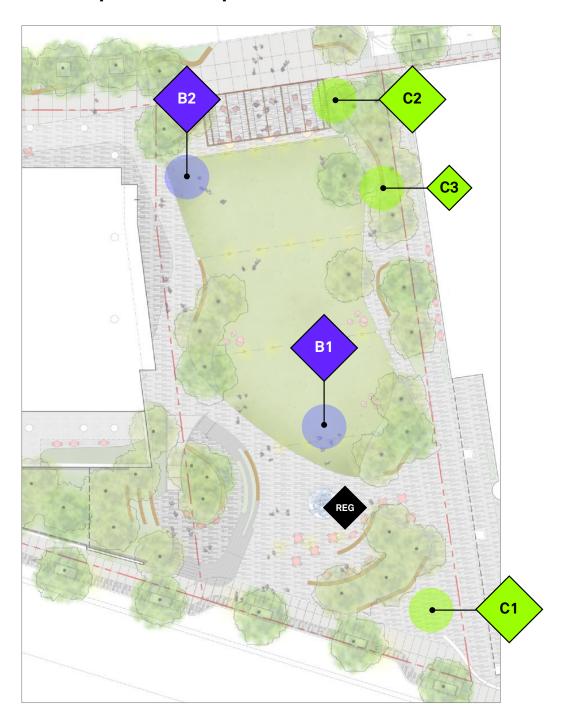
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OverUnder

Boynton Yards

Civic Space—Proposed Locations



2021-05-28

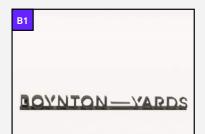
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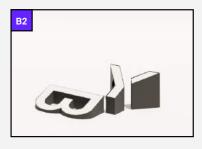
Identification





Welcome





Information









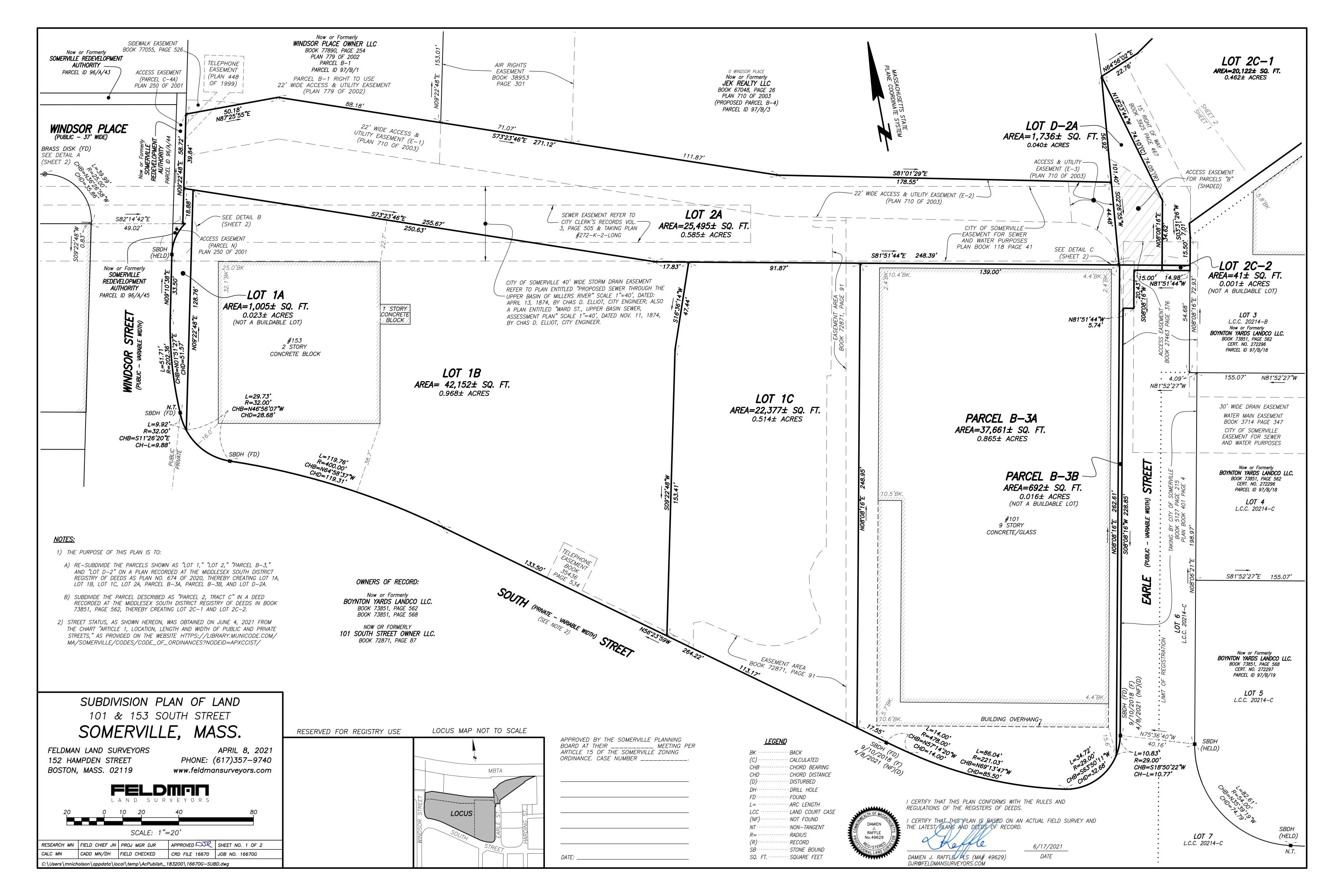




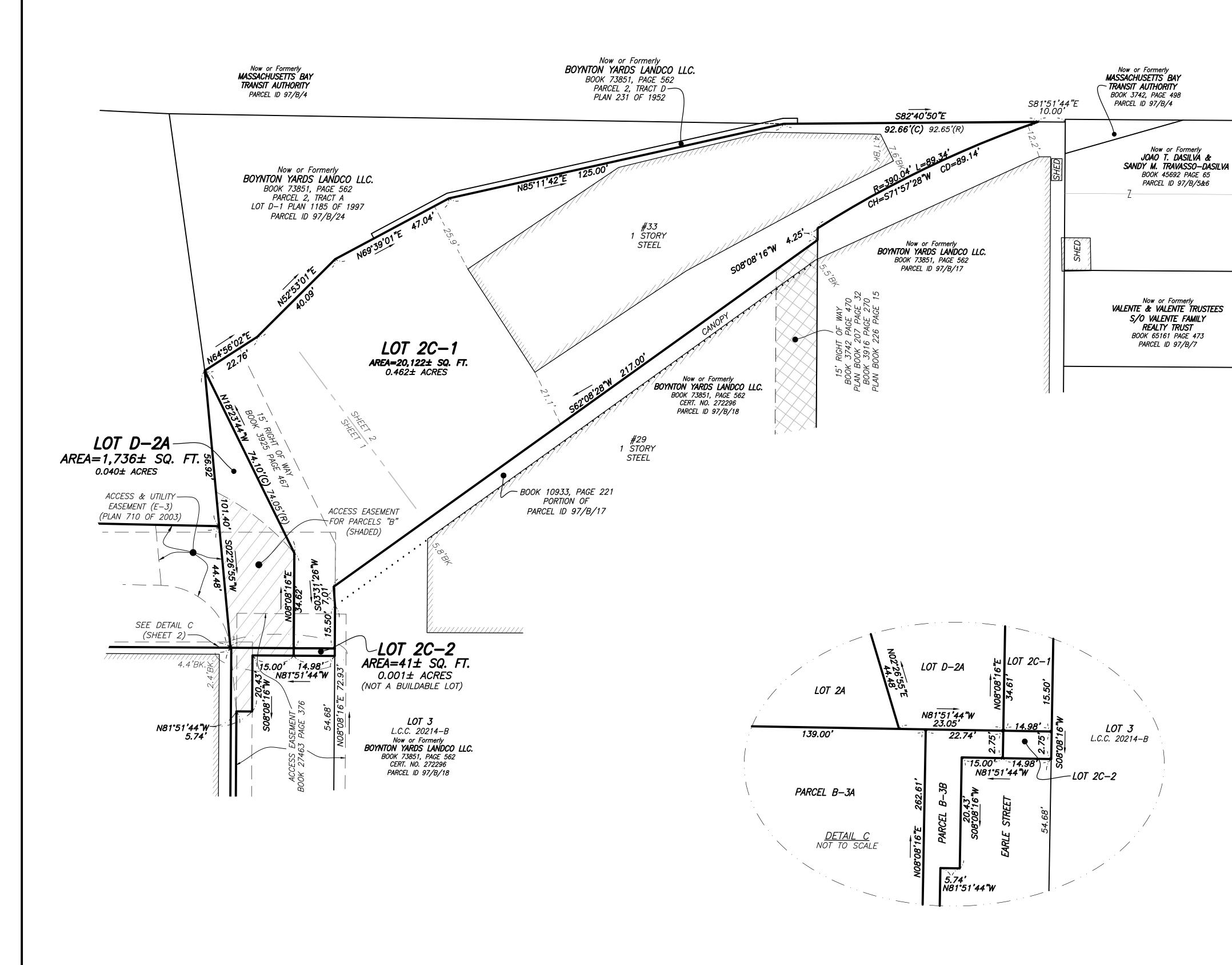
Figure 1.15

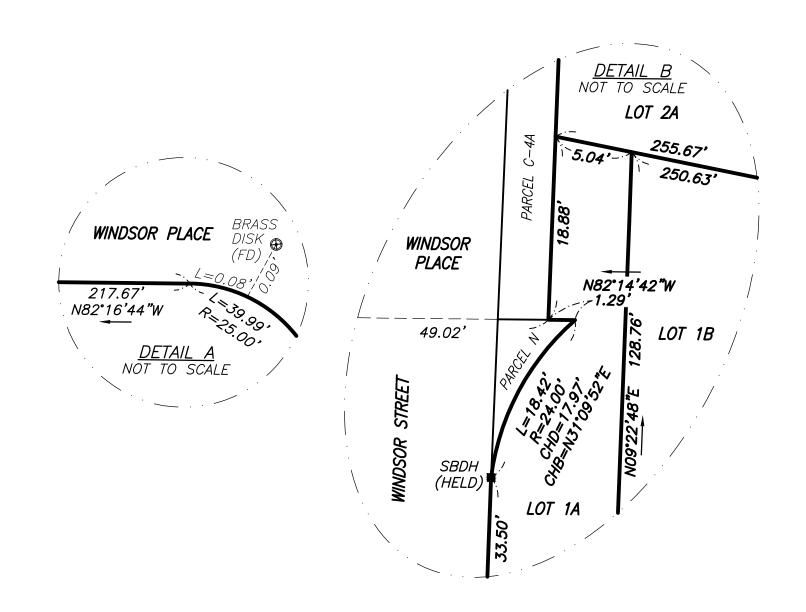
Civic Space Signage Plan

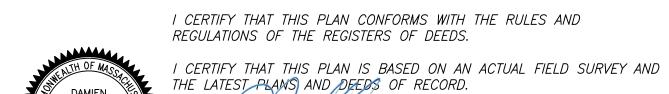
Boynton Yards Somerville, Massachusetts



RESERVED FOR REGISTRY USE







DAMIEN J. RAFFLE, PLS (MA# 49629) DJR@FELDMANSURVEYORS.COM

6/17/2021 DATE

<u>REFERENCES</u>

STREE

HORACE

MIDDLESEX COUNTY REGISTRY OF DEEDS: DDLESEX COUNTY REGISTRY OF BOOK 27841, PAGE 111 BOOK 7869, PAGE 52 PLAN BOOK 17B, PAGE 89 PLAN BOOK 127, PAGE 43 PLAN BOOK 207, PAGE 32 END OF PLAN BOOK 4491 END OF PLAN BOOK 4790 PLAN 362 OF 1994 PLAN 362 OF 1997

PLAN 1185 OF 1997 PLAN 1198 OF 1997 PLAN 448 OF 1999 PLAN 250 OF 2001 PLAN 779 OF 2002 PLAN 710 OF 2003 PLAN 621 OF 2012

PLAN 674 OF 2020

LCC 20214C CERT. NO. 113911

MASSACHUSETTS LAND COURT: LCC 12477A LCC 20214A LCC 20214B

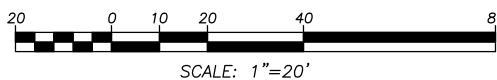
SUBDIVISION PLAN OF LAND 101 & 153 SOUTH STREET

SOMERVILLE, MASS.

FELDMAN LAND SURVEYORS 152 HAMPDEN STREET BOSTON, MASS. 02119

APRIL 8, 2021 PHONE: (617)357-9740 www.feldmansurveyors.com





APPROVED SHEET NO. 2 OF 2 RESEARCH MN | FIELD CHIEF JN | PROJ MGR DJR CADD MN/DH | FIELD CHECKED CRD FILE 16670 | JOB NO. 16670G